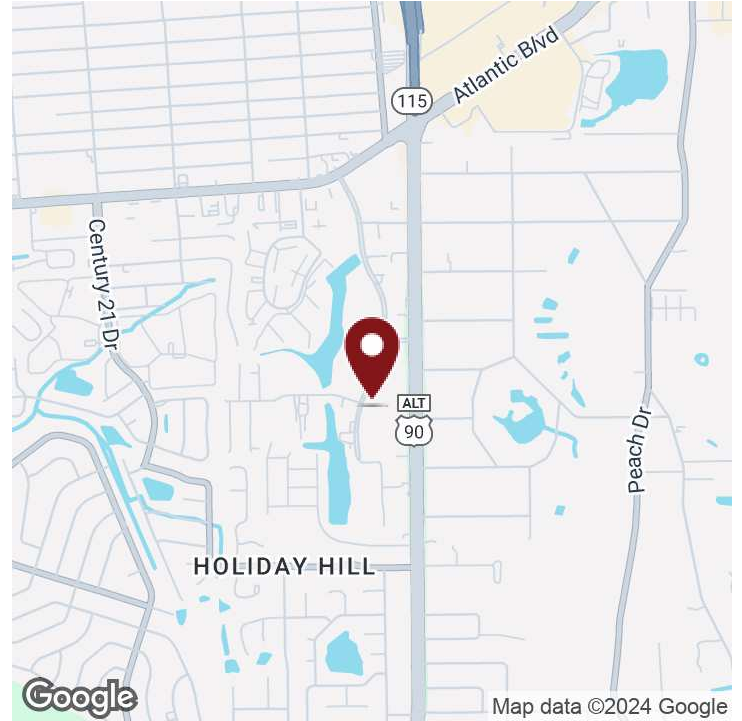


CORPORATE SQUARE OFFICE

2121 CORPORATE SQUARE BOULEVARD, JACKSONVILLE, FL 32216



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/month (NNN)
Building Size:	12,473 SF
Available SF:	5,101 SF
Lot Size:	3.19 Acres
Number of Units:	22
Year Built:	1974
Zoning:	CRO
Market:	Southside

PROPERTY OVERVIEW

2121 Corporate Square Blvd is located in the Southside area of Jacksonville, Florida, a commercial district known for its mix of business parks and office complexes. This particular space offers immediate occupancy for tenants looking to grow their business. With easy access to J. Turner Blvd (JTB) and I-95, this location is ideal. Occupancy is available for both long- and short-term tenants, and the building features ample parking spaces, a break room, and a community conference center.

PROPERTY HIGHLIGHTS

- Class C Business Park with a variety of corporate offices available
- Prime business location
- Flexible lease terms available
- Onsite parking, security, and access to conference and break room
- Competitive leasing rates
- Easy access to J Turner Blvd (JTB) and I-95

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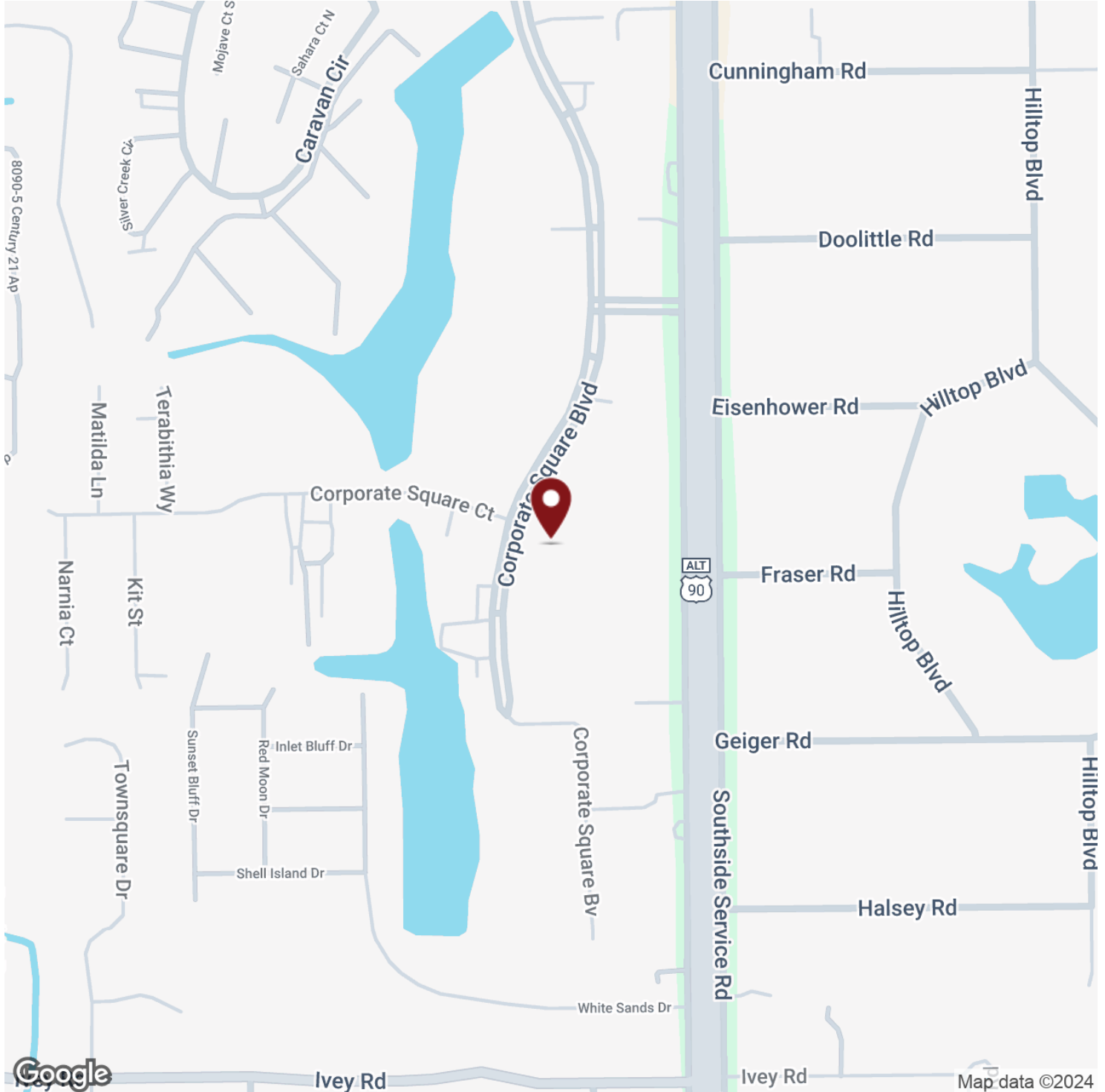
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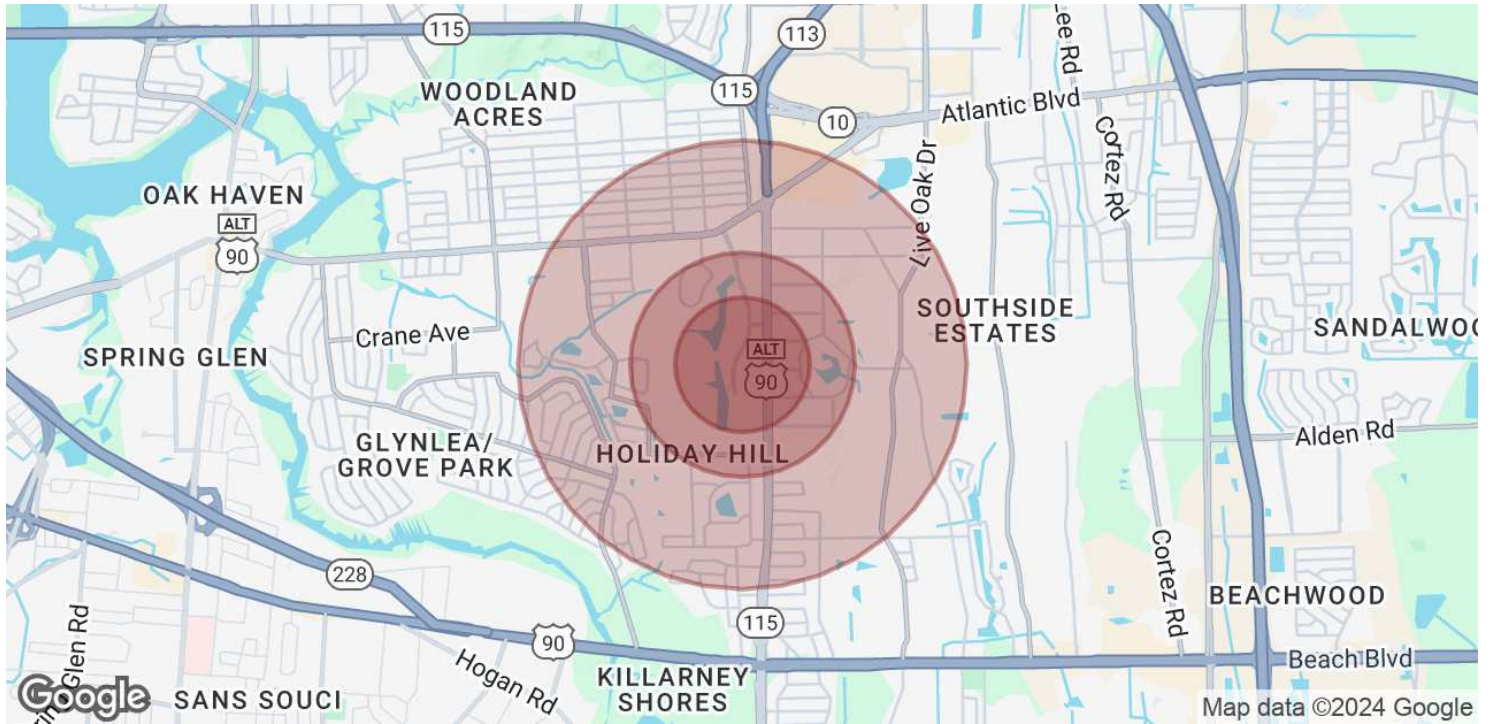
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	829	3,195	12,932
Average Age	35	36	38
Average Age (Male)	33	34	36
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	330	1,285	5,336
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$63,451	\$63,932	\$70,076
Average House Value	\$203,302	\$205,872	\$210,063

Demographics data derived from AlphaMap

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CORPORATE SQUARE OFFICE

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
110	Available	409 SF	3.28%	-	-	-	-	Negotiable	-
116	Available	269 SF	2.16%	-	-	-	-	Negotiable	-
117	Available	139 SF	1.11%	-	-	-	-	Negotiable	-
118	Available	343 SF	2.75%	-	-	-	-	Negotiable	-
119	Available	198 SF	1.59%	-	-	-	-	Negotiable	-
130	Available	114 SF	0.91%	-	-	-	-	Negotiable	-
132	Available	152 SF	1.22%	-	-	-	-	Negotiable	-
134	Available	134 SF	1.07%	-	-	-	-	Negotiable	-
142	Available	350 SF	2.81%	-	-	-	-	Negotiable	-
150	Available	330 SF	2.65%	-	-	-	-	Negotiable	-
152	Available	265 SF	2.12%	-	-	-	-	Negotiable	-
172	Available	142 SF	1.14%	-	-	-	-	Negotiable	-
215	Available	149 SF	1.19%	-	-	-	-	Negotiable	-
245	Available	144 SF	1.15%	-	-	-	-	Negotiable	-
250	Available	195 SF	1.56%	-	-	-	-	Negotiable	-
251	Available	528 SF	4.23%	-	-	-	-	Negotiable	-
255	Available	192 SF	1.54%	-	-	-	-	Negotiable	-
261	Available	195 SF	1.56%	-	-	-	-	Negotiable	-
264	Available	365 SF	2.93%	-	-	-	-	Negotiable	-
265	Available	191 SF	1.53%	-	-	-	-	Negotiable	-
266	Available	148 SF	1.19%	-	-	-	-	Negotiable	-
267	Available	149 SF	1.19%	-	-	-	-	Negotiable	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
TOTALS		5,101 SF	40.88%	\$0.00	\$0	\$0.00	\$0		
AVERAGES		232 SF	1.86%						

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